

WHEATON NANCY K
344 NW ZACK DR
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		19		COMMON BRK 70		0100		01		2,245		114.3450		128.07		287,517		2001		2001		0		0		25.80		74.20		VALUATION BY									
Exterior Wall		31		VINYL SID 30		1		SINGLE FAM		100% - 2002						Heated Area: 1762														STANDARD									
Roof Structure		08		IRREGULAR 100																										Tax Group: 2									
Roof Cover		03		COMP SHNGL 100																										Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 90																										TOTAL MARKET OB/XF VALUE									
Interior Floo		15		HARDTILE 10																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms		3		100																										ASSESSED VALUE									
Bathrooms		2		100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Architectual		05		CONV 100																										NCON VALUE									
Units		0		100																										INCOME VALUE									
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01		01 100																																			
Quality		05		05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		28316.050		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,762		100				1,762		167,439																													
FEP		195		80				156		14,824																													
FGR		506		55				278		26,417																													
FOP		164		30				49		4,656																													
TOTALS		2,627						2,245		213,338																													
EXTRA FEATURES																																							
L N																																							